

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		LEWIS AVE, ARLINGTON

OWNERSHIP

Owner 1:	AHERN MICHAEL T			
Owner 2:	CALLANAN CHRISTINA M			
Owner 3:				
Street 1:	52 LEWIS AVENUE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .075 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Clapboard Exterior and 2196 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3270		Sq. Ft.	Site		0	80.	1.51	1			Easemen	-5					393,755						393,800	

Total AC/HA:	0.07507	Total SF/SM:	3270	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	393,755	Spl Credit	Total:	393,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

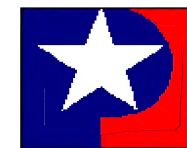
Total Card /

Total Parcel

822,100

822,100

822,100



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	32529
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
8	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	Inspected	PH	Patrick H
11/29/2018	MEAS&NOTICE	CC	Chris C
4/1/2009	Meas/Inspect	345	PATRIOT
9/9/2008	External Ins	BR	B Rossignol
3/7/2000	Measured	263	PATRIOT
11/1/1981		CM	

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	3270.000	428,300		393,800	822,100		32529
							GIS Ref
							GIS Ref
Total Card	0.075	428,300		393,800	822,100	Entered Lot Size	GIS Ref
Total Parcel	0.075	428,300		393,800	822,100	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:		374.36	/Parcel: 374.36	Land Unit Type:	12/07/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	428,300	0	3,270.	393,800	822,100		Year end	12/23/2021
2021	104	FV	409,200	0	3,270.	393,800	803,000		Year End Roll	12/10/2020
2020	104	FV	409,200	0	3,270.	393,800	803,000	803,000	Year End Roll	12/18/2019
2019	104	FV	320,600	0	3,270.	418,400	739,000	739,000	Year End Roll	1/3/2019
2018	104	FV	320,600	0	3,270.	305,200	625,800	625,800	Year End Roll	12/20/2017
2017	104	FV	301,300	0	3,270.	265,800	567,100	567,100	Year End Roll	1/3/2017
2016	104	FV	301,300	0	3,270.	226,400	527,700	527,700	Year End	1/4/2016
2015	104	FV	269,400	0	3,270.	221,500	490,900	490,900	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

